088.0	0001	0003.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,700 /	784,700
					USE VALUE:	784,700 /	784,700
					ASSESSED:	784,700 /	784,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRY MICHELE A
Owner 2:	TWADDELL EMILY N
Owner 3:	
Street 1:	94 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRY MICHELE A -
Owner 2:	TWADDELL EMILY N -
Street 1:	94 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,328 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 2463 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5328.000	378,100	700	405,900	784,700
Total Card	0.122	378,100	700	405,900	784,700
Total Parcel	0.122	378,100	700	405,900	784,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.60 | /Parcel: 318.6

Legal Description

User Acct 55488

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

!7126!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,100	700	5,328.	405,900	784,700	784,700	Year End Roll	12/18/2019
2019	101	FV	269,200	0	5,328.	411,700	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	269,200	0	5,328.	307,300	576,500	576,500	Year End Roll	12/20/2017
2017	101	FV	269,200	0	5,328.	278,300	547,500	547,500	Year End Roll	1/3/2017
2016	101	FV	269,200	0	5,328.	266,700	535,900	535,900	Year End	1/4/2016
2015	101	FV	252,800	0	5,328.	226,100	478,900	478,900	Year End Roll	12/11/2014
2014	101	FV	252,800	0	5,328.	214,500	467,300	467,300	Year End Roll	12/16/2013
2013	101	FV	252,800	0	5,328.	204,100	456,900	456,900		12/13/2012

PRINT

Date	Time
12/10/20	21:48:05

LAST REV

Date	Time
02/26/20	11:09:03

danam

7126

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI MICHAEL	1222-106		6/12/2000		349,900	No	No		
CARNEY CHARLES/	1189-155		6/29/1998		256,000	No	No		Y

USER DEFINED

Prior Id # 1:	55488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1721	Re-Roof	32,960	C				
5/30/2019	755	Heat App	21,545	C				
2/14/2008	127	New Wind	2,000	C		G9	GR FY09	
5/21/2002	364	Re-Roof	4,000	C				
2/20/2001	108	Redo Bat	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	BS	Barbara S
3/30/2009	Measured	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5328		Sq. Ft.	Site		0	70.	1.09	5									405,889						405,900	

Total AC/HA: 0.12231 | Total SF/SM: 5328 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,889 | Spl Credit | Total: 405,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16698670
Const Adj.:	0.99989998
Adj $ / SQ:	122.521
Other Features:	124250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423903
Depreciation:	45782
Depreciated Total:	378121

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

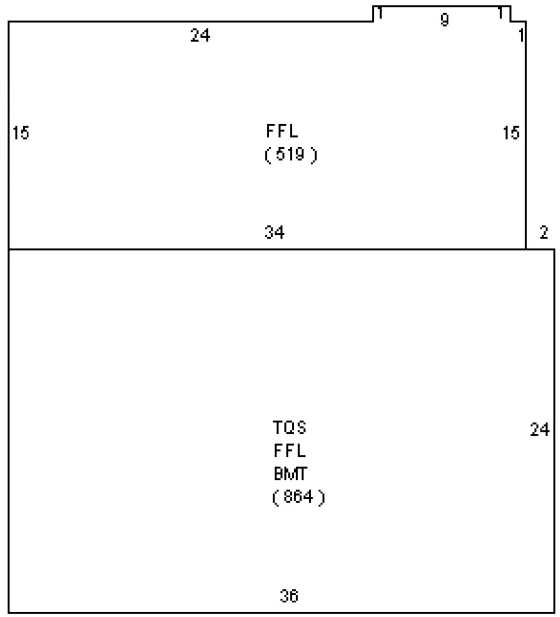
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.52
Special Features:	0	Val/Su Net:	130.60
Final Total:	378100	Val/Su SzAd	186.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,383	122.520	169,447
BMT	Basement	864	58.810	50,812
TQS	3/4 Story	648	122.520	79,394
Net Sketched Area:		2,895	Total:	299,653
Size Ad	2031	Gross Are	3111	FinArea 2463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	12X15	A	AV	2009	4.33	T	8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700